



12 Cranwell Court Histon Road, Cambridge, CB4 3HD  
Guide Price £235,000 Leasehold



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**A WELL-APPOINTED ONE-BEDROOM, FIRST FLOOR APARTMENT BENEFITTING FROM A SHARE OF THE FREEHOLD AND NO ONWARD CHAIN, OCCUPYING A HIGHLY CONVENIENT LOCATION TO THE NORTH OF THE CITY CENTRE.**

- First floor, purpose-built apartment
- Well-appointed shower room
- Double glazing
- EPC Rating - D / 63
- 1970
- 1 bed, 1 bath, 1 recept
- Allocated garage
- Electric heating to radiators
- Council tax band - B

12 Cranwell Court is an ideal one-bedroom apartment for first time buyers and investors looking to purchase in a prime city location.

Located on the first floor of this purpose-built development, the property is accessed via a main communal lobby with staircase to the upper floors. The accommodation comprises an entrance porch leading into the open plan living/dining room, including a well-equipped kitchen with integrated Neff microwave/oven, induction hob with an extractor hood over, fridge/freezer, washer/dryer and a slimline dishwasher.

Off the living space, there is a stylish shower room with shower cubicle, WC and a countertop wash basin. The bedroom is a good-size double and includes fitted wardrobes.

Outside, the property benefits from an allocated garage en bloc to the rear of the development. There is a small communal garden.

The property is being sold with no onward chain.

**Location**

Cranwell Court is located on Histon Road, which is conveniently situated just to the north of the city centre, well placed for access to the University, Cambridge Science Park and the A14. There are local shopping facilities in the immediate vicinity with schooling for all age groups in the area including Mayfield Primary School and Chesterton Community College both within 1 mile. In addition there is a recreation ground located just off Histon Road and the city centre can be reached on foot, bicycle or bus.

**Tenure**

Leasehold - Share of Freehold.

Lease is 999 years with approximately 952 years remaining.

Service charge is £1,048 per annum. This is reviewed annually and adjusted according to associated costs.

We understand that there is no ground rent payable.

**Services**

Main services connected include: water, electricity and mains drainage. Full Fibre broadband is available to the flat.

**Statutory Authorities**

Cambridge City Council.

Council Tax Band - B

**Fixtures and Fittings**

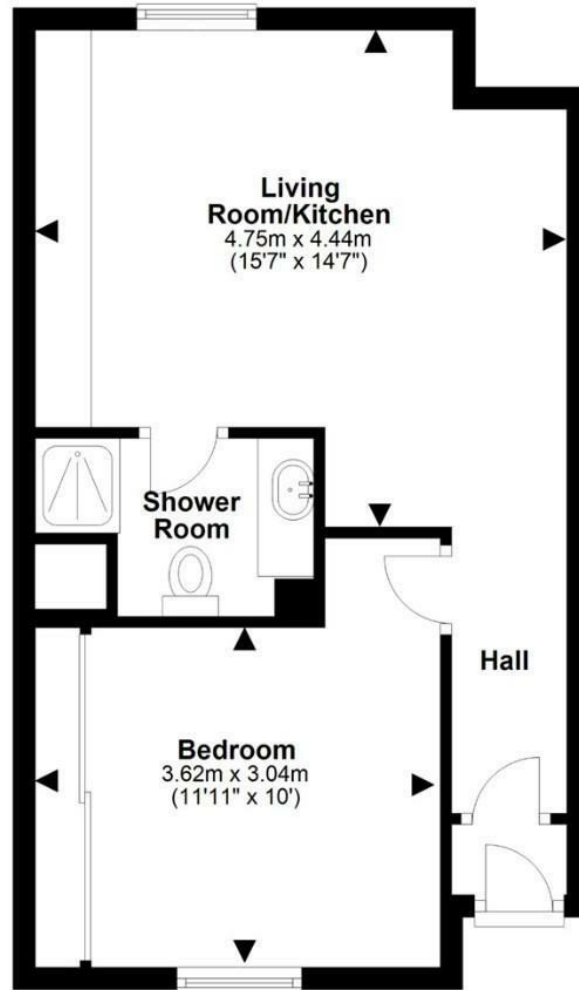
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



# First Floor



**Living Room/Kitchen**  
4.75m x 4.44m  
(15'7" x 14'7")

**Shower Room**

**Hall**

**Bedroom**  
3.62m x 3.04m  
(11'11" x 10')

Approx. gross internal floor area 39 sqm (425 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



